

OAKVILLE PROJECT UPDATE

COMMUNITY PRESENTATION #4

AUGUST 4TH, 2020

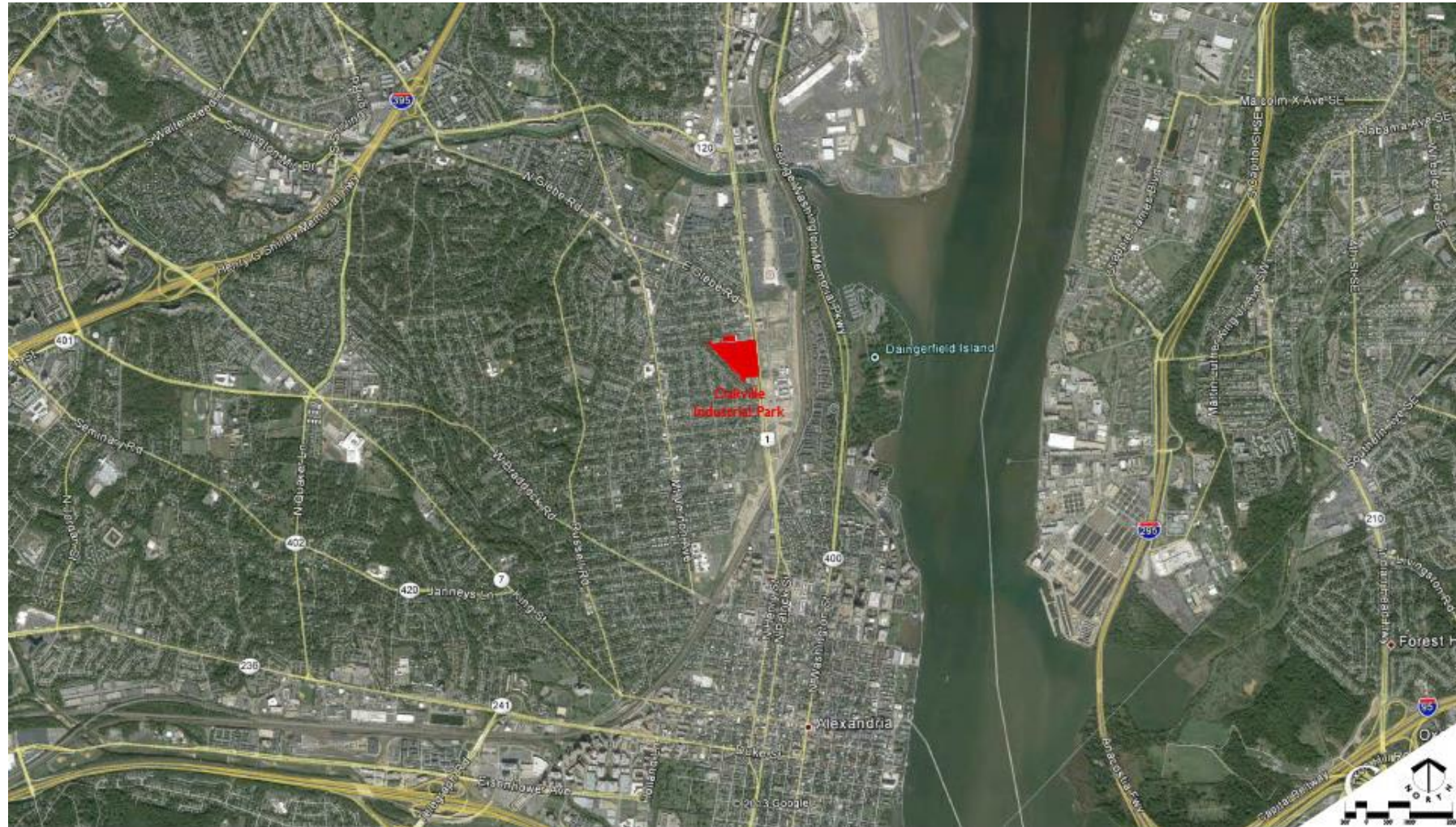
Community Meeting Agenda

Oakville Project Update
August 4th, 2020

1. Project Overview & Summary
2. Stonebridge Block A1 and B Design Update
3. Inova Overview & Block A2 Design Update
4. Block C Open Space Community Comments
5. Traffic Study & Fannon Street Update
6. Question and Answer Period
 - Please submit questions via the “Q&A” feature
7. City requests feedback via the online feedback portal through August 18th

Area Aerial

Oakville Project Update
August 4th, 2020



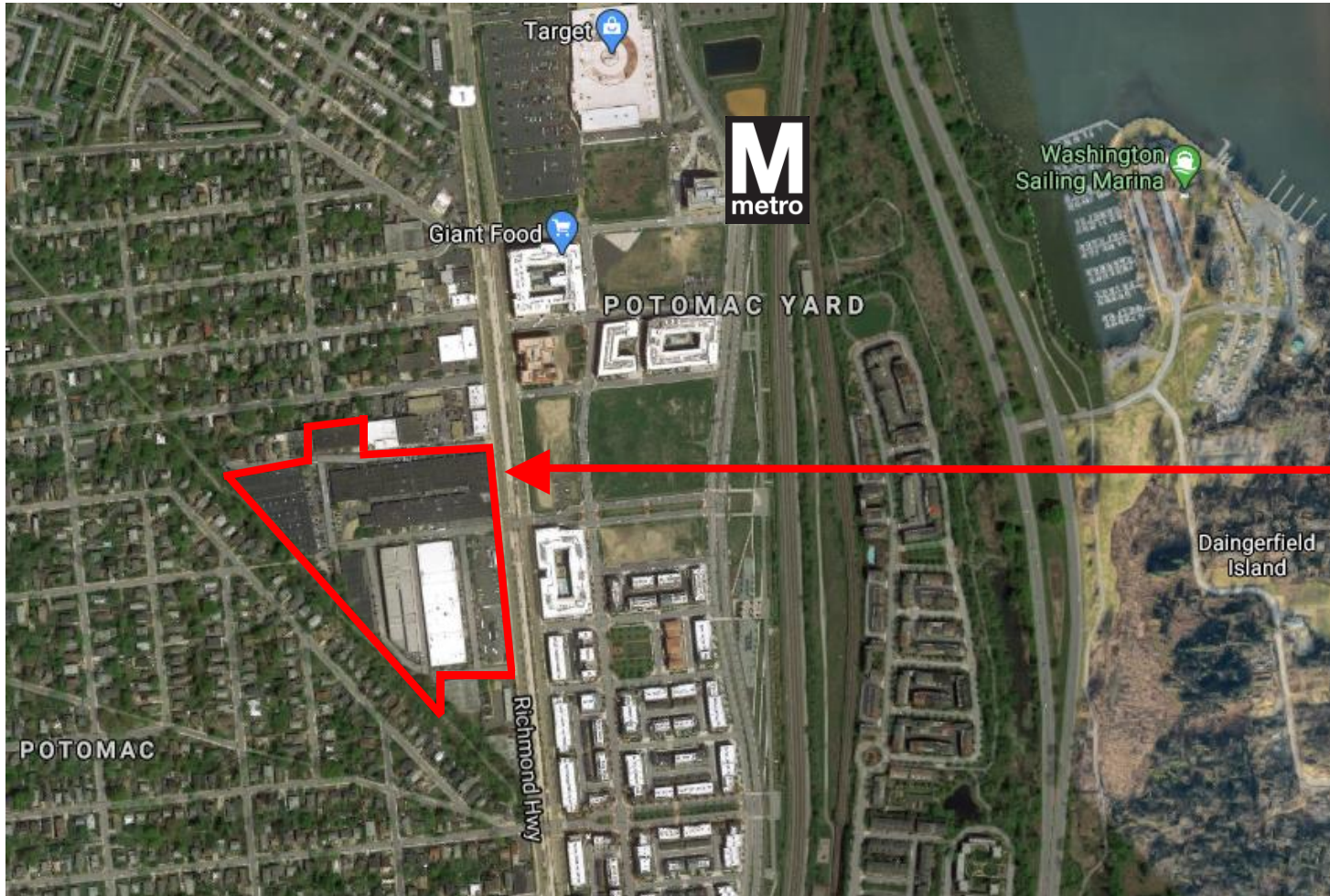
Area Map – National Landing

Oakville Project Update
August 4th, 2020



Oakville Site

Oakville Project Update
August 4th, 2020



Current Oakville Industrial Park

- 439,000 Square Feet
- Approx. 13 Acres

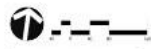
Oakville Project Update

August 4th, 2020



Illustrative Plan And Uses

Oakville Project Update
August 4th, 2020



OAKVILLE ALEXANDRIA, VA • OVERALL ILLUSTRATIVE CONCEPT PLAN
PN 2020038 | 08.11.2020 | STONEBRIDGE

Program Summary:

BLOCK	USE	APPROVED GROSS FLOOR AREA (SF)	PROPOSED GROSS FLOOR AREA (SF)
ALL	Retail	193,900	65,000
	Residential (MF/TH)	1,030,200	1,030,000
	Hotel	145,300	-
	HealthPlex	135,200	115,000
	Service / BOH / Loading	66,588	45,000
	Subtotal	1,571,188	1,255,000
	Garage (Above and Below Grade)	944,376	700,000
	TOTAL	2,515,564	1,955,000

Building Heights:

Building	Approved Heights	Proposed Heights
Block A	75' - 100'	75' - 100'
Block B	75' - 90'	85' - 100'
Block C	45' - 75'	45' - 75'
Block D	45' - 75'	45' - 55'

STONEBRIDGE

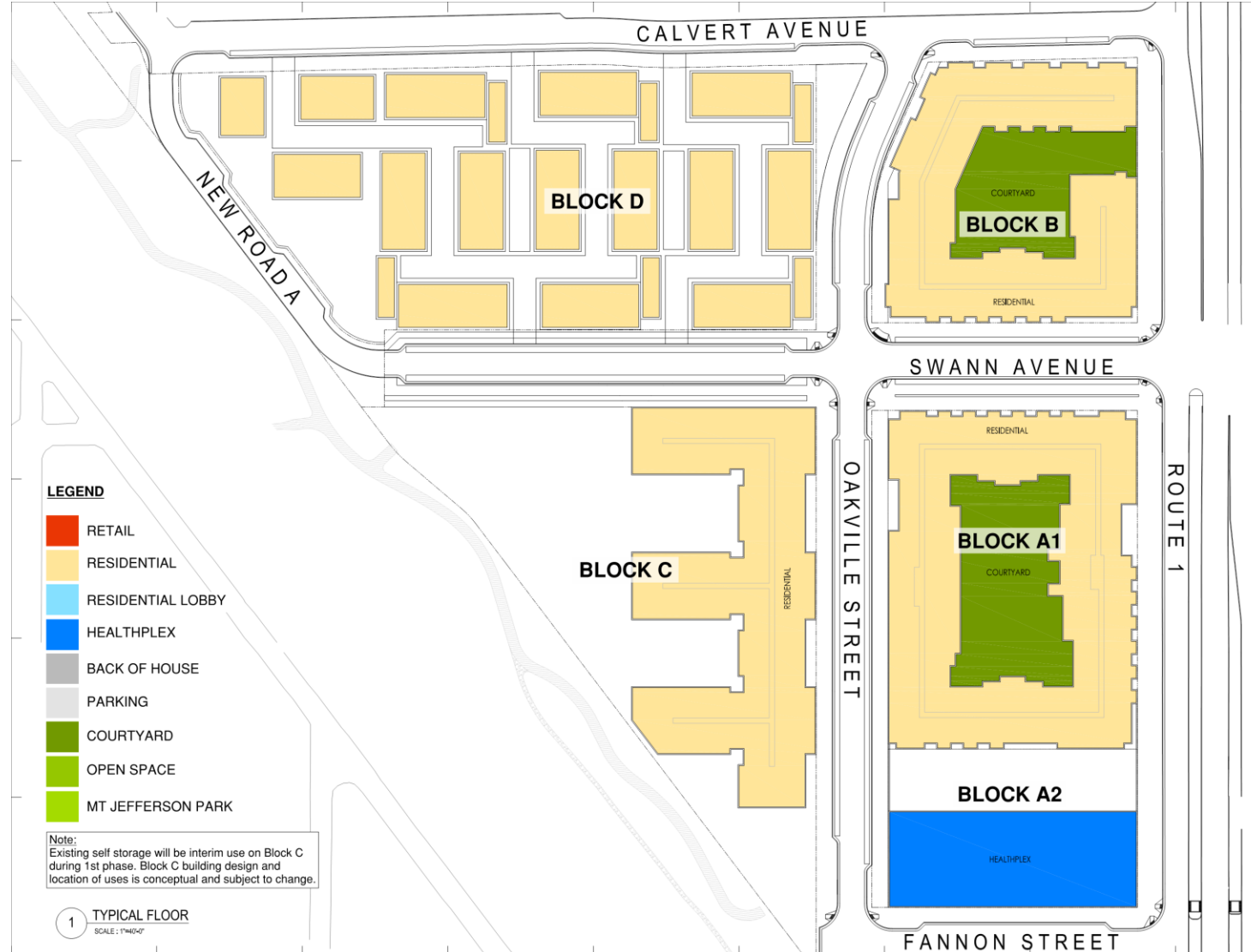
Oakville Ground Floor Plan

Oakville Project Update
August 4th, 2020



Oakville Upper Level Plan

Oakville Project Update
August 4th, 2020



Oakville Block A1 Rendering From the Northeast



Oakville Block B Rendering From the Southeast



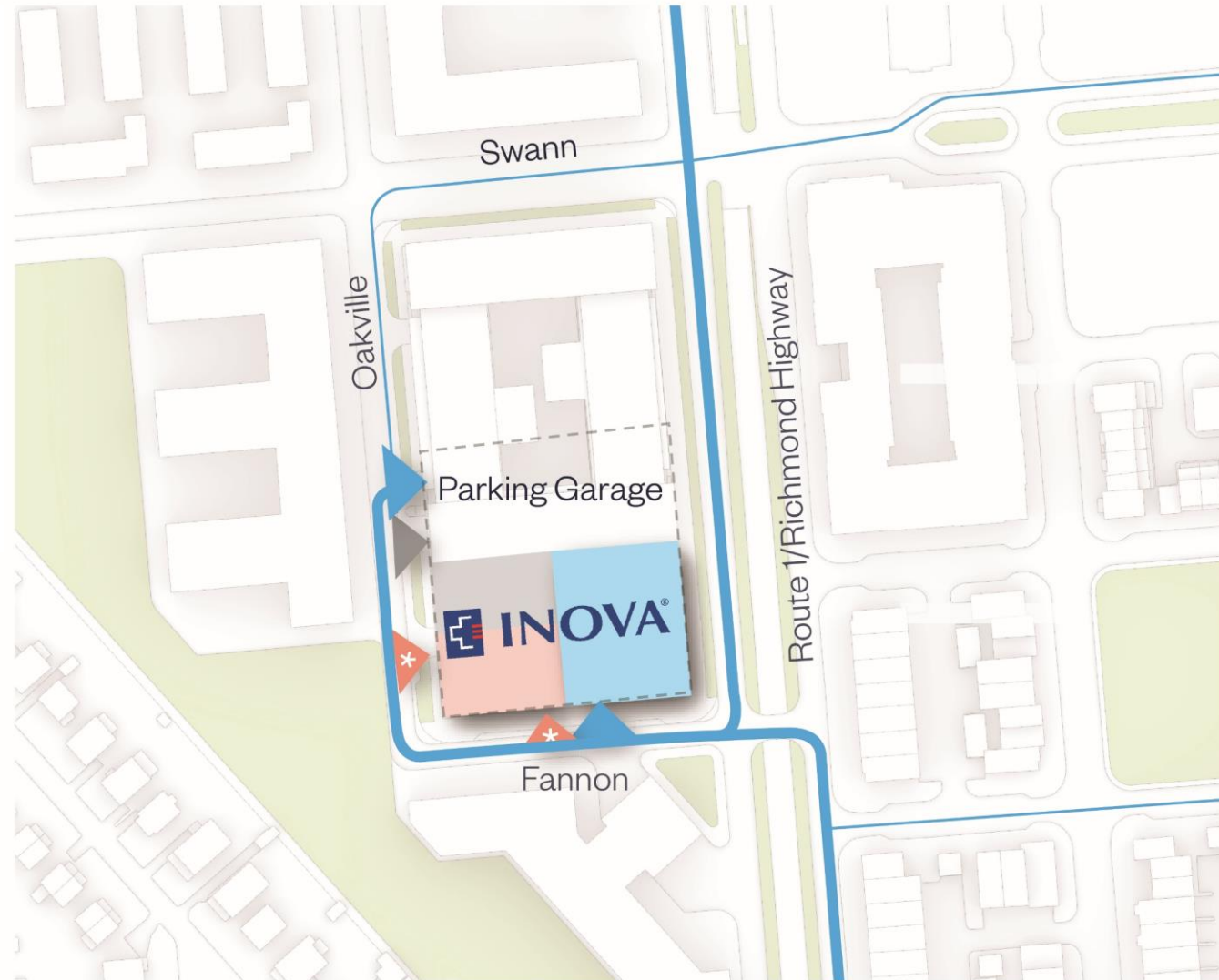
Oakville Blocks A1 and B Rendering From the West



Inova Site Plan

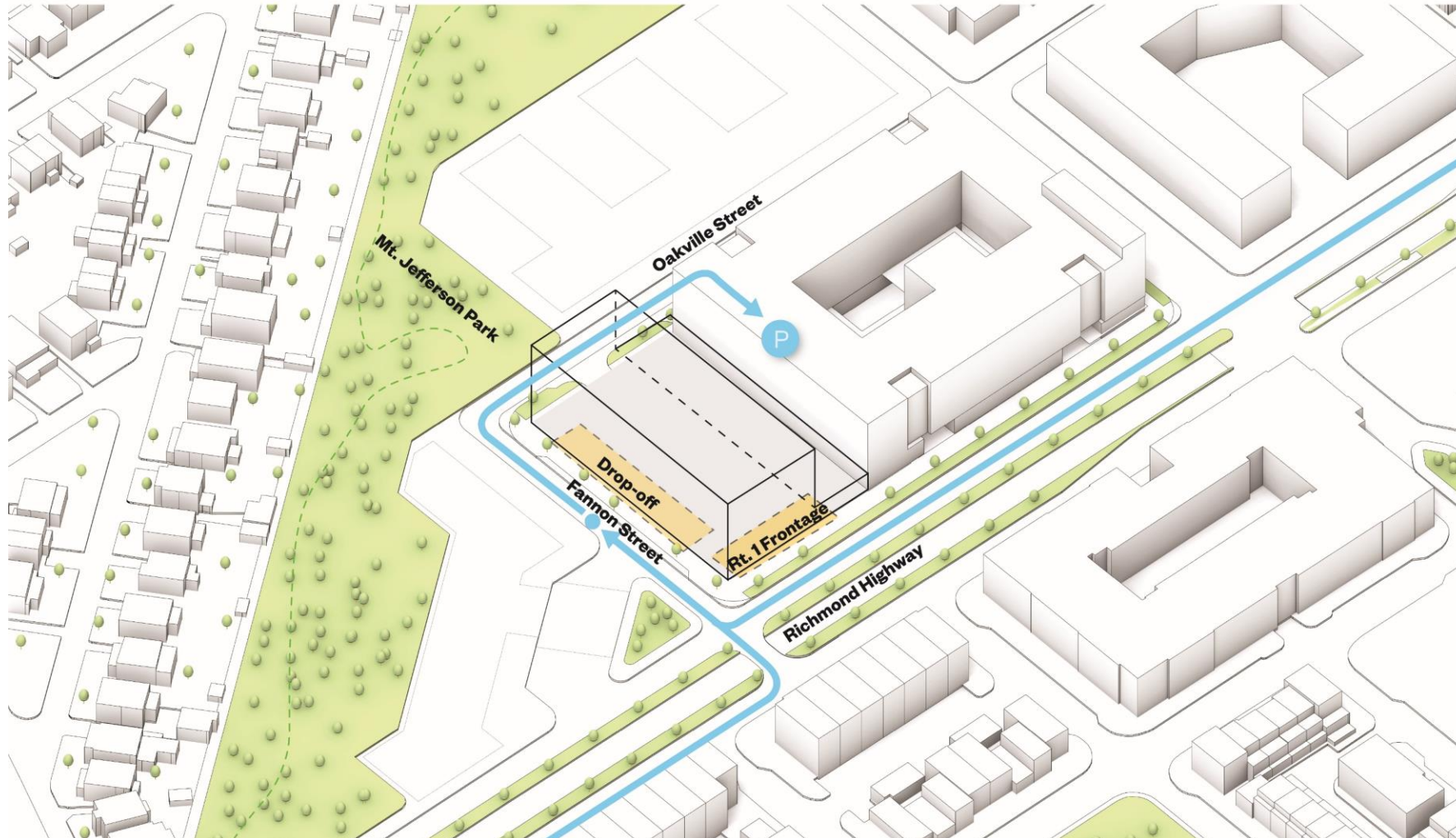
Oakville Project Update
August 4th, 2020

- Main access from Route 1
- Drop-off on Fannon
- Ambulance entry on Oakville



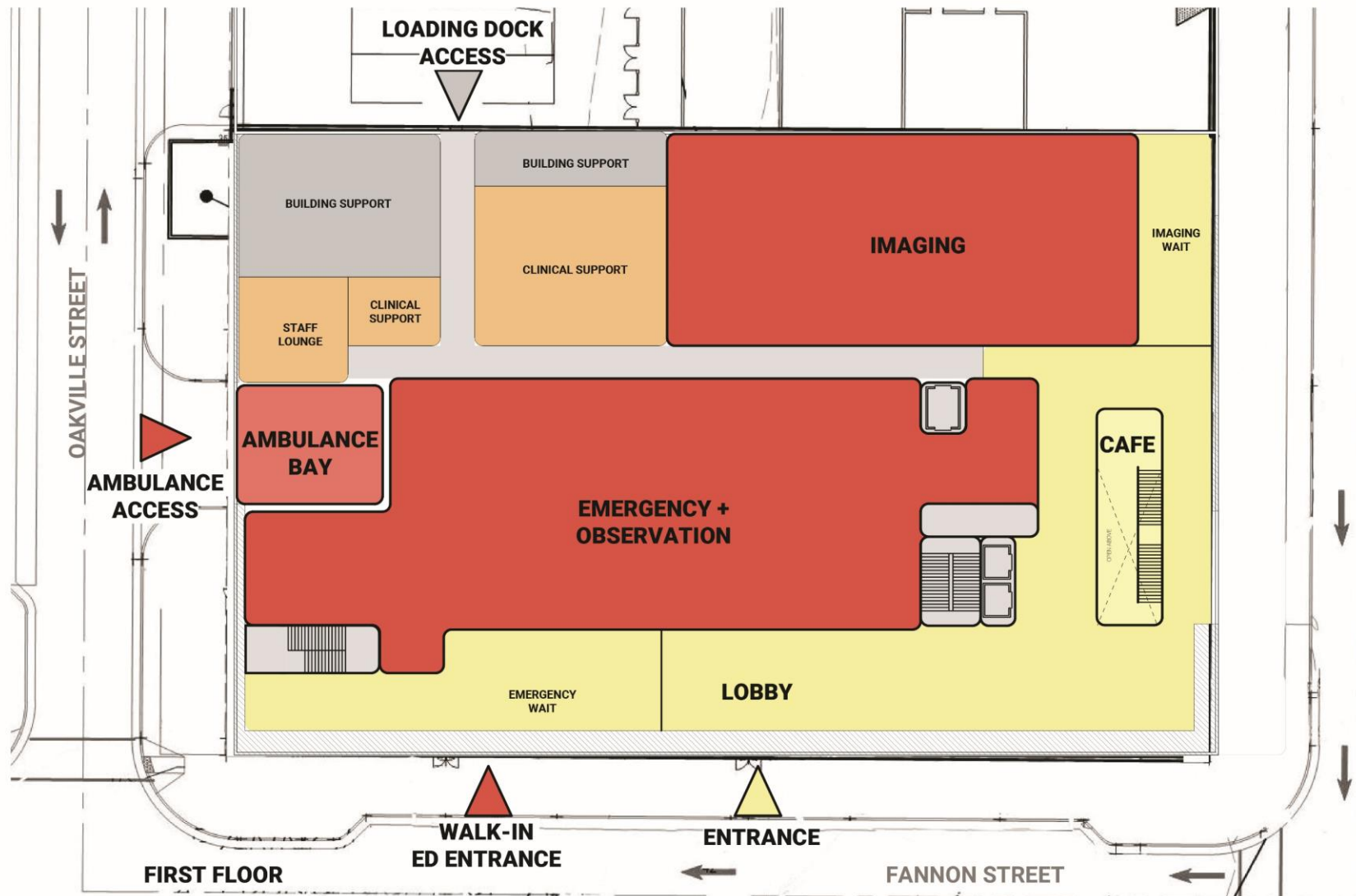
Inova Vehicular Access

Oakville Project Update
August 4th, 2020



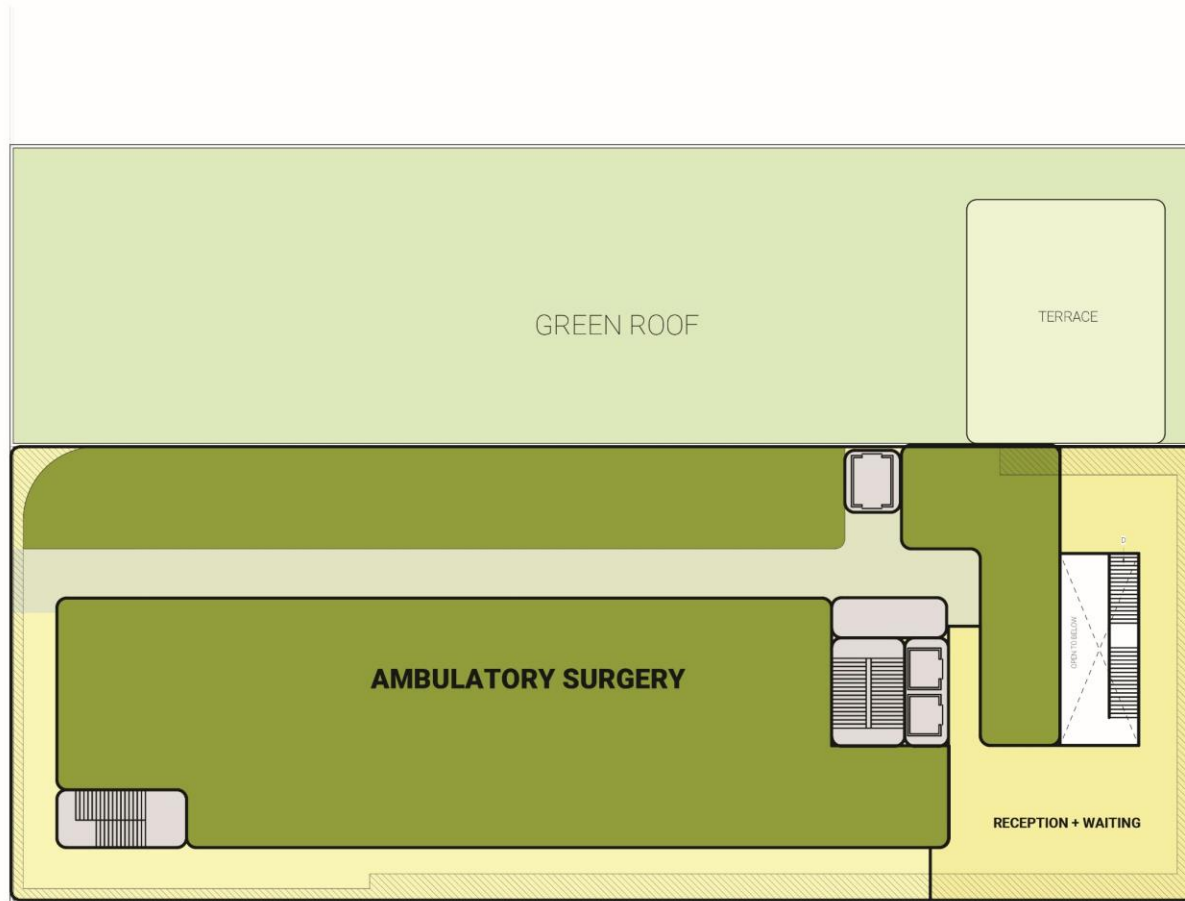
Inova Conceptual Ground Floor Plan

Oakville Project Update
August 4th, 2020



Inova Conceptual Second Floor Plan

Oakville Project Update
August 4th, 2020



SECOND FLOOR

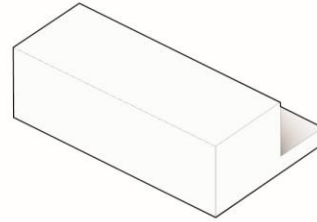
Inova Oakville Design Concept

Oakville Project Update
August 4th, 2020

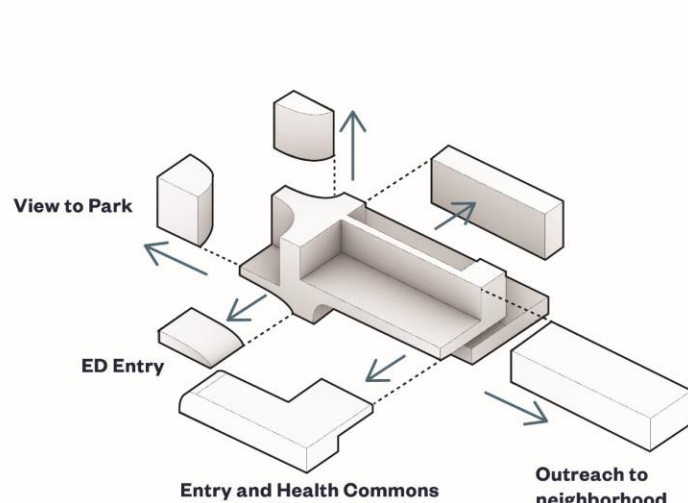


Inova Design Concept

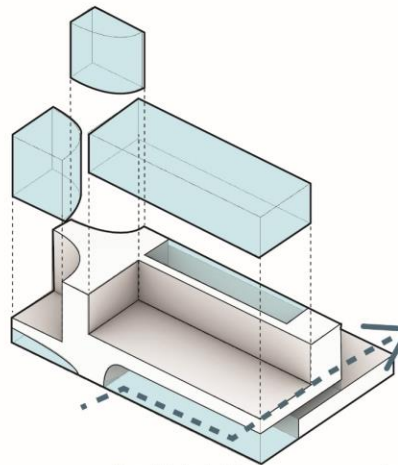
Oakville Project Update
August 4th, 2020



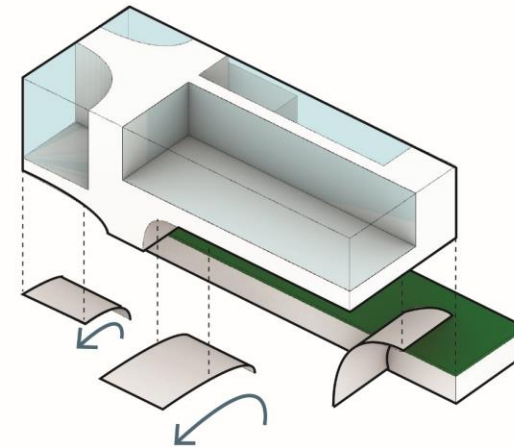
1. Base massing



2. Subtract from box



3. Insert glass volumes



4. Pedestrian elements

Inova Elevations

Oakville Project Update
August 4th, 2020



Fannon Street Elevation



Route 1 Elevation



Oakville Street Elevation



North Elevation (opposite residential)

Inova View along Route 1

Oakville Project Update
August 4th, 2020



Inova View from Oakville and Fannon

Oakville Project Update
August 4th, 2020



Inova View from Fannon and Route 1

Oakville Project Update
August 4th, 2020



Oakville Triangle Plan Update

Online Community Engagement – New Public Park Themes/ Results

July 30, 2020



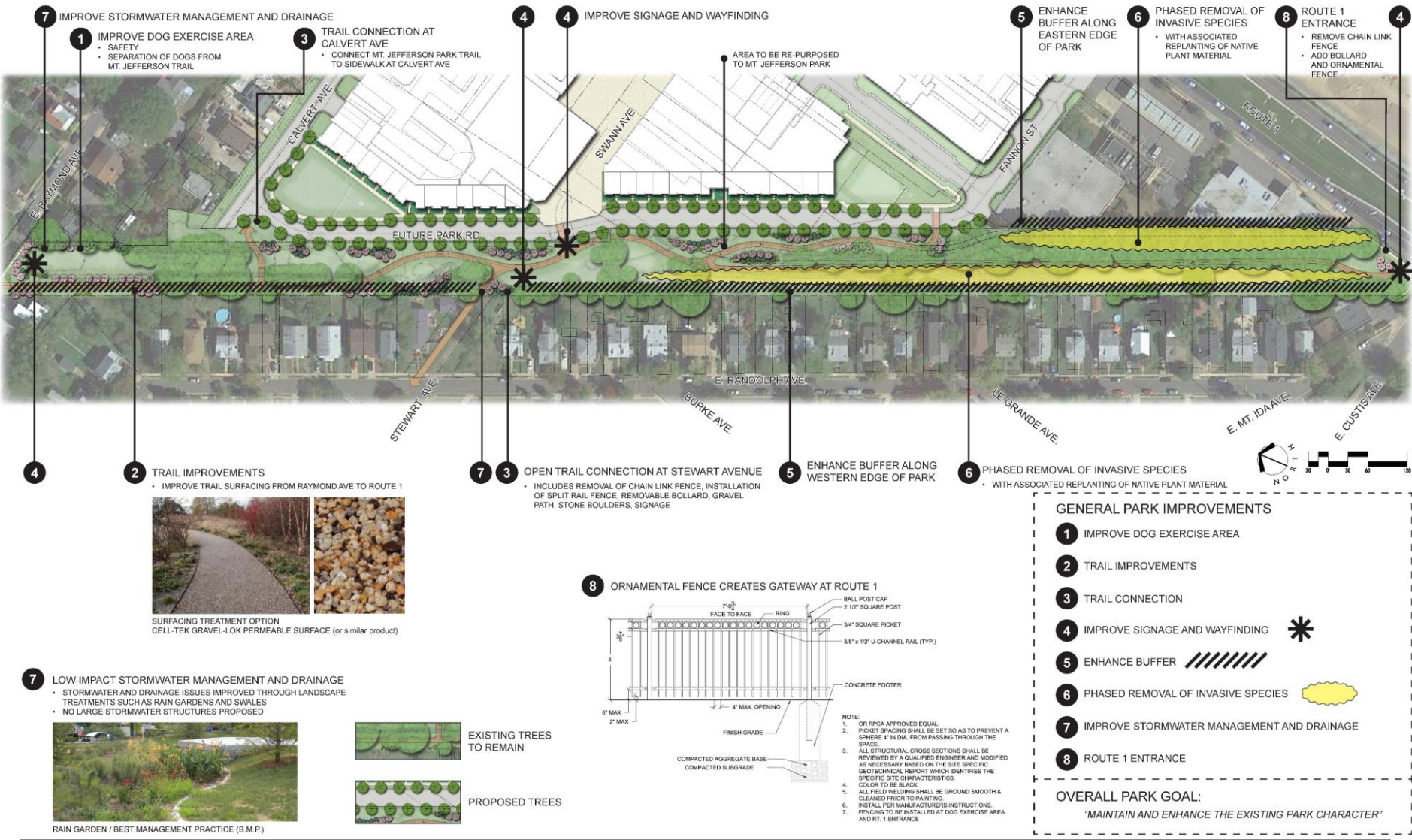
Proposed General Concept Plan

Mount Jefferson Park Improvements (2015 Approved Plan)

“Retain and Enhance the Existing Park Character”

- Improvements determined through community engagement process from November 2014-2015
- City Council Approval, December 2015 (DSP 2015-00025)
- Improvements shall be fully constructed and accepted by the City prior to issuance of first Certificate of Occupancy for any building in the CDD area, or within a maximum 24 months of issuance of permit to demolish any building or structure
- General Park Improvements:
 - *Improve Dog Exercise Area*
 - *Trail Improvements*
 - *Trail Connection*
 - *Improve Signage and Wayfinding*
 - *Enhance Buffer*
 - *Phased Removal of Invasive Species*
 - *Improve Stormwater Management and Drainage*
 - *Enhance Raymond Ave. and Route 1 Entrances*

Mount Jefferson Park Improvements (2015 Approved Plan)



New Public Open Space

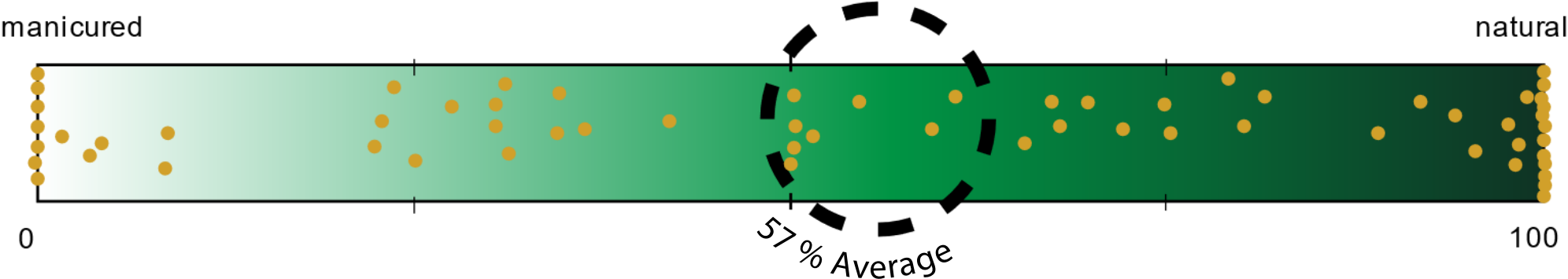
- Approximately .78 acres
- Publicly accessible under private ownership
- Adjacent to Mount Jefferson Park



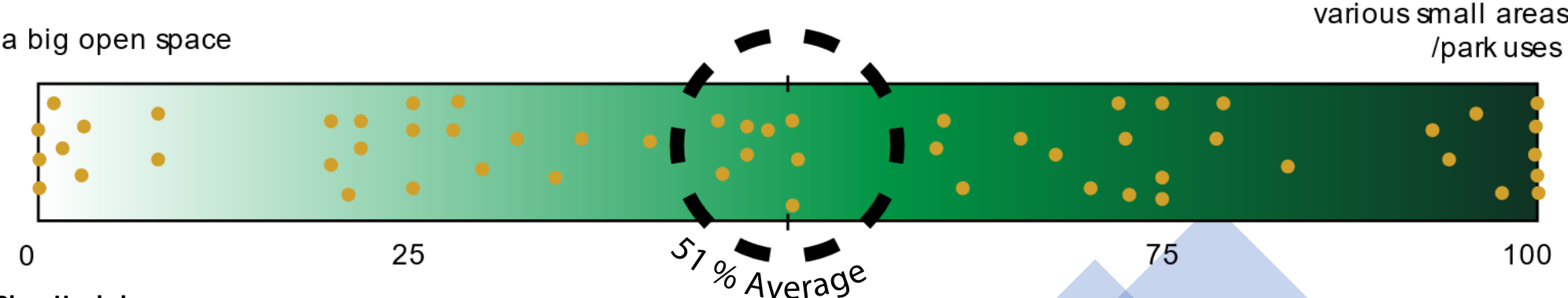
Proposed General Concept Plan

Online Community Engagement Opportunity- New Public Open Space Themes/ Results

I think the park should be ...

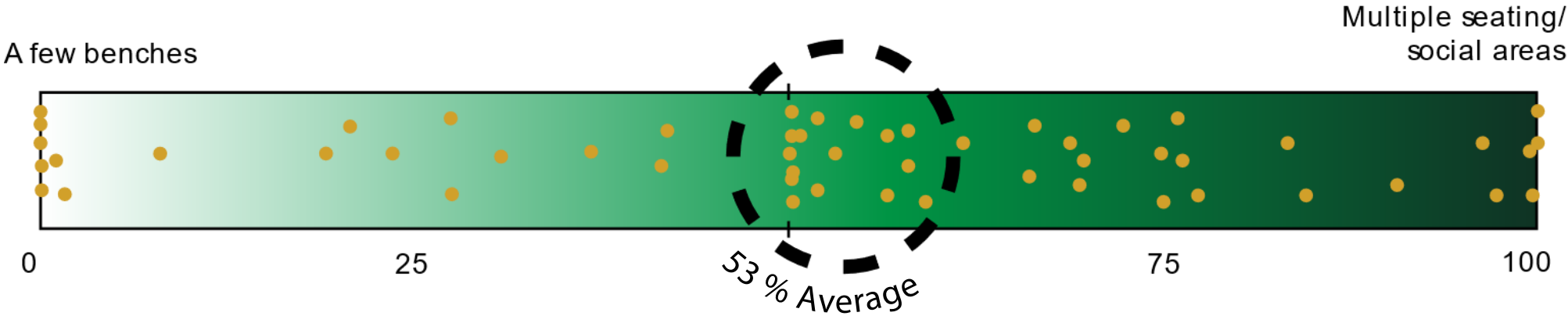


I think the park should have ...

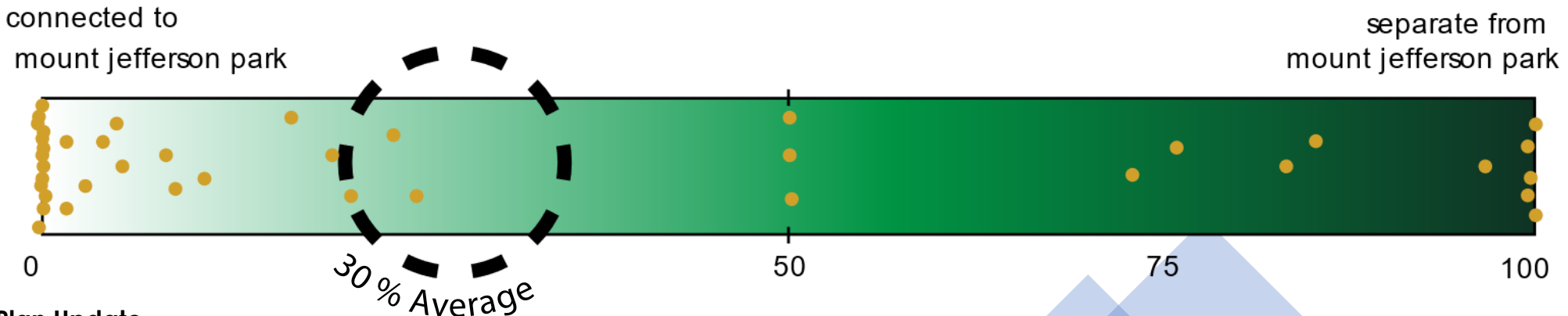


Online Community Engagement Opportunity- New Public Open Space Themes/ Results

I think the park should have ...

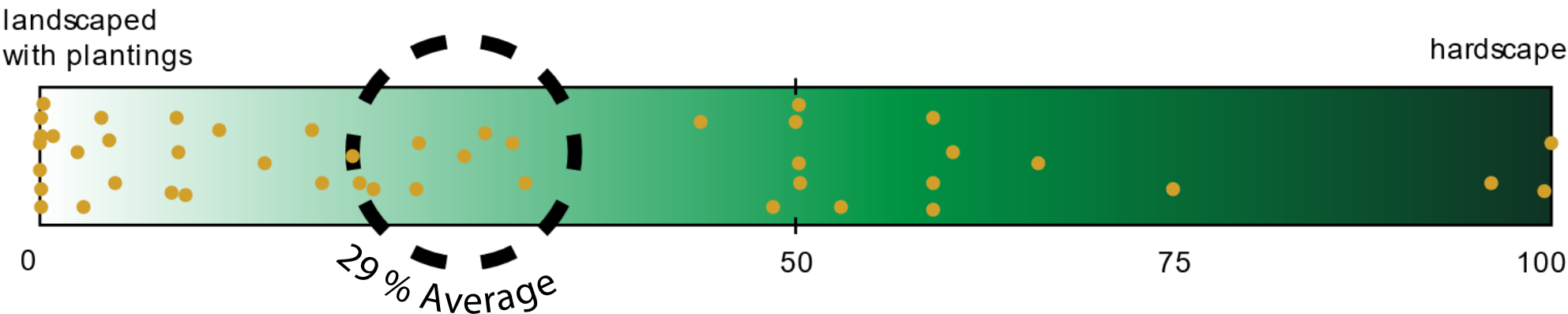


I think the park should be ...



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

I think the park should be ...



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image a

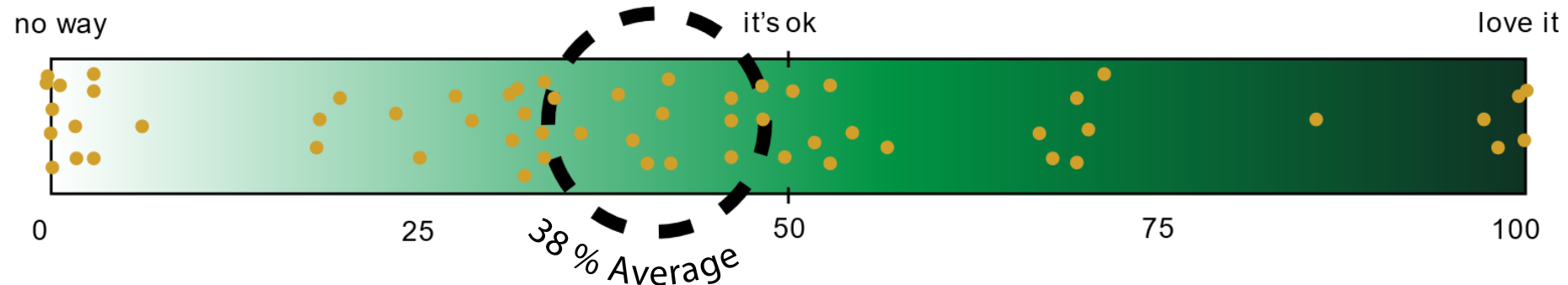
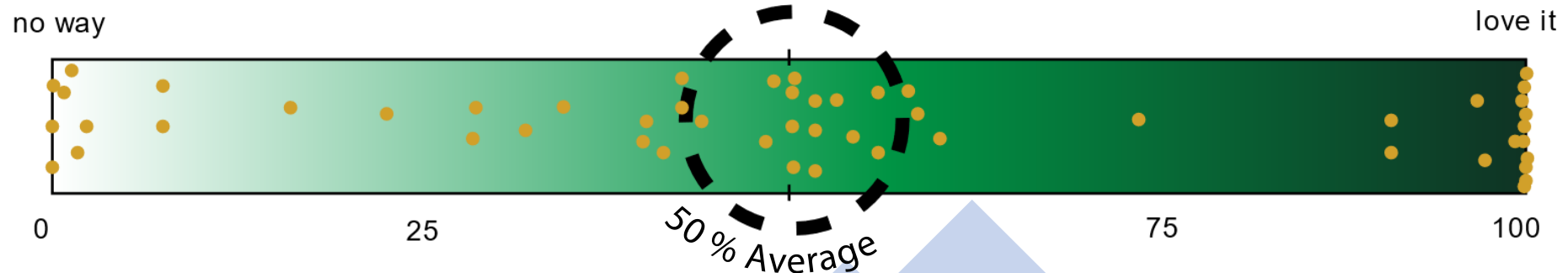


image b



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image c

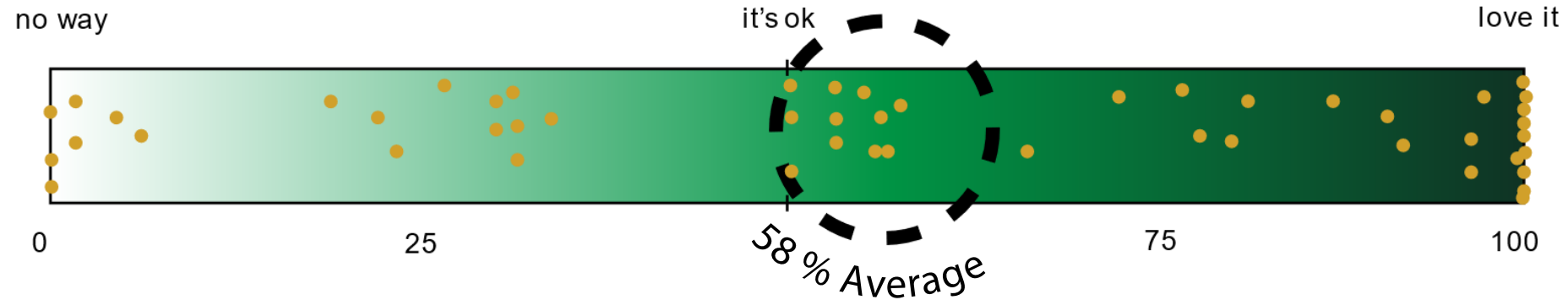
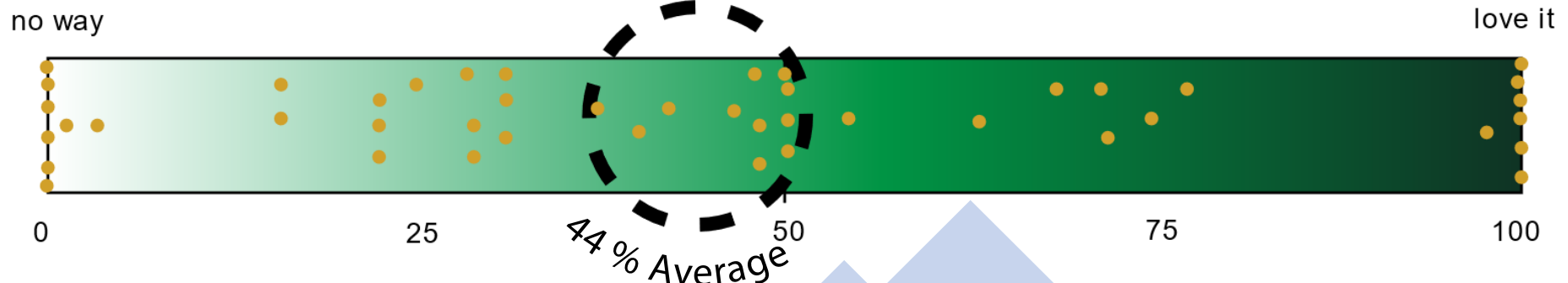


image d



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

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image e

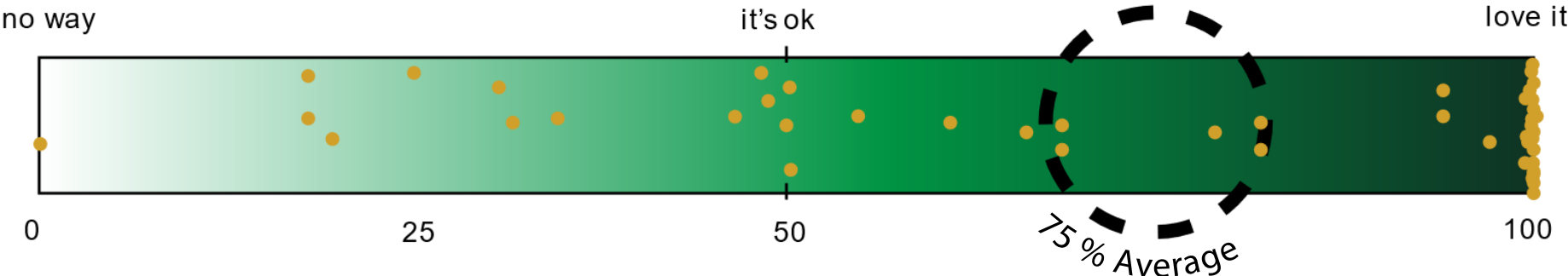
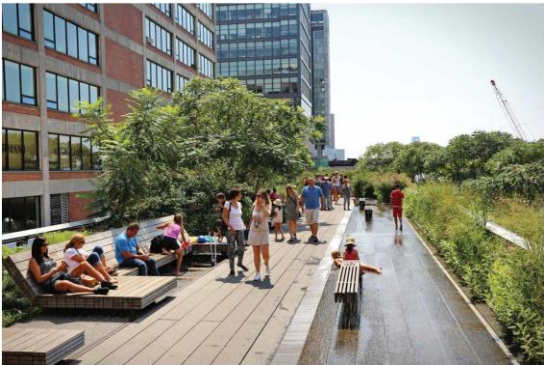
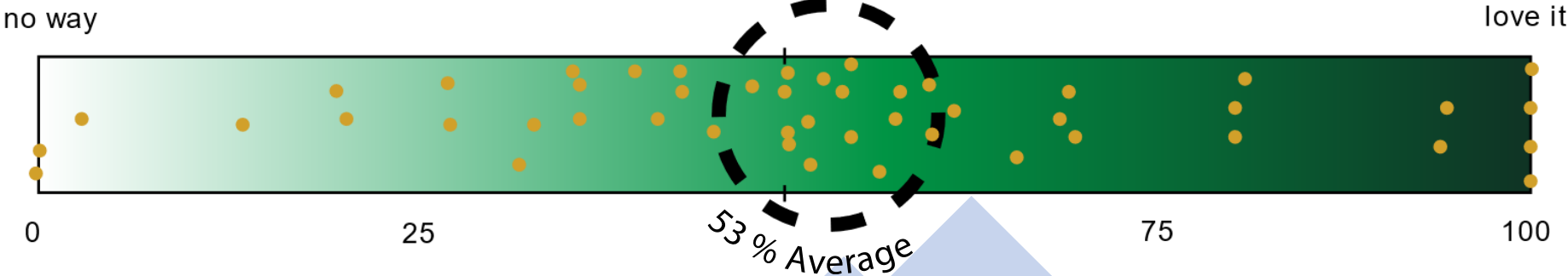


image f



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image g

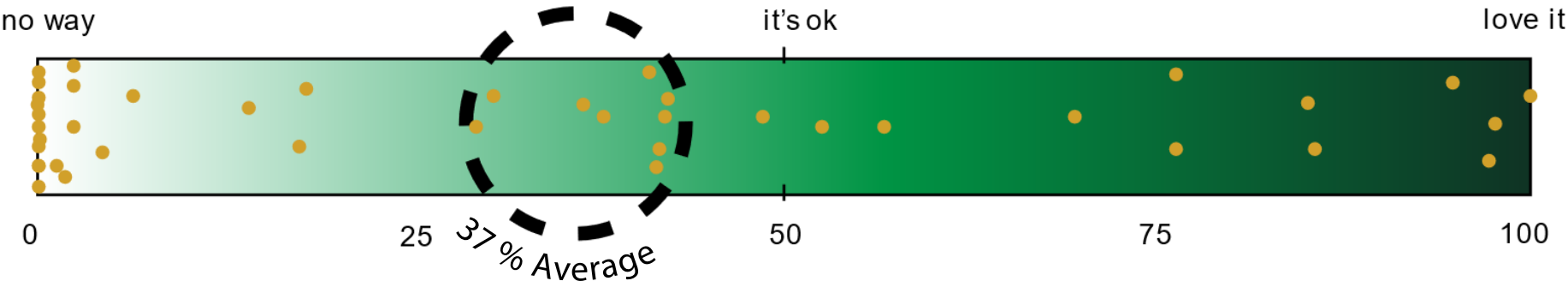
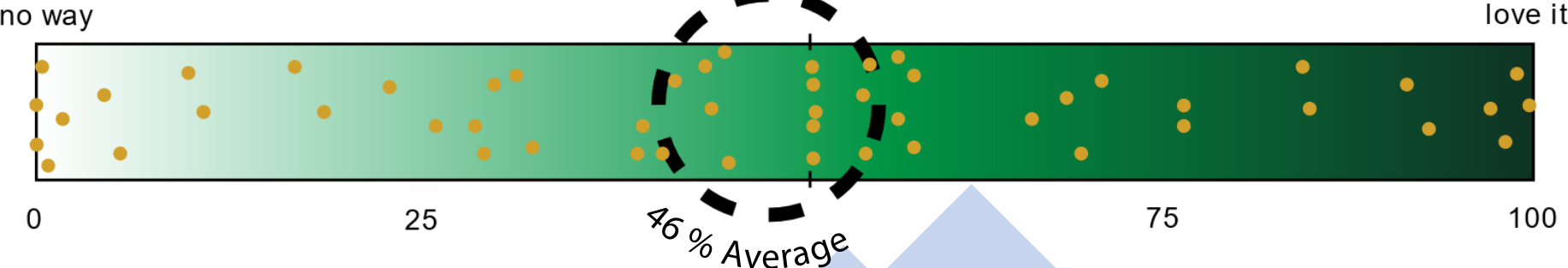


image h



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image i

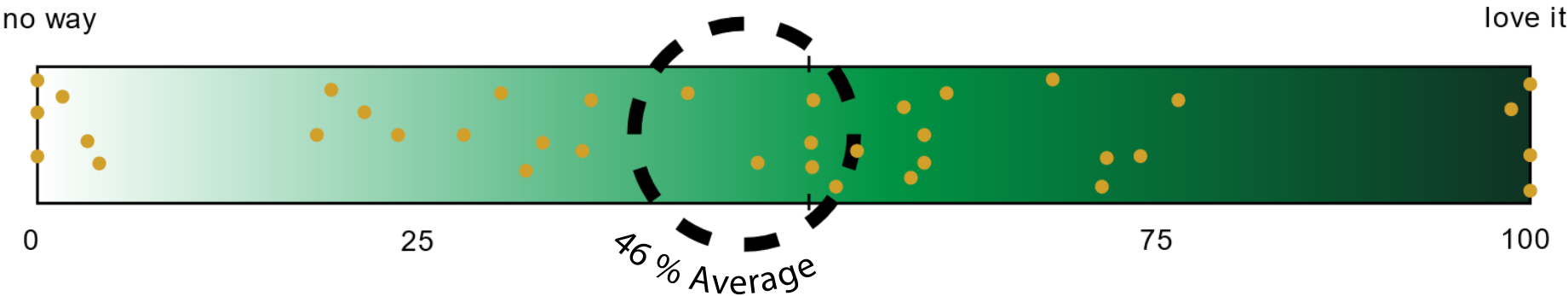
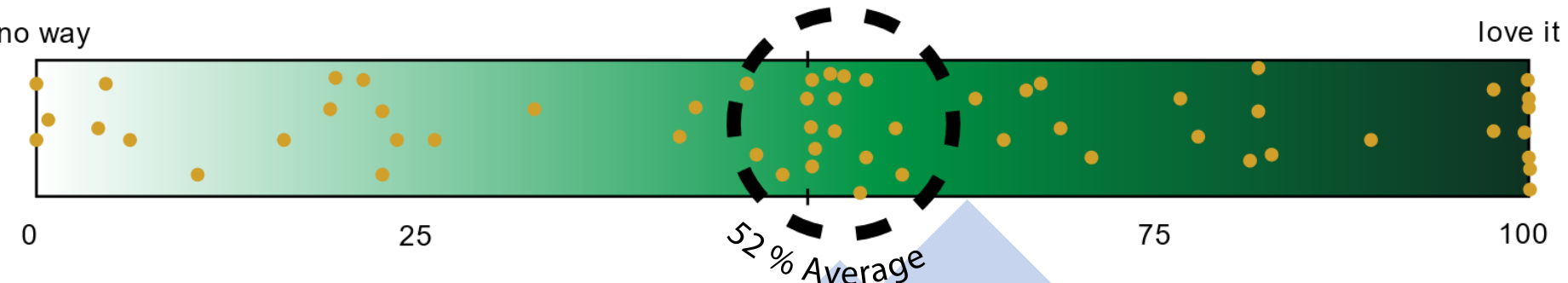


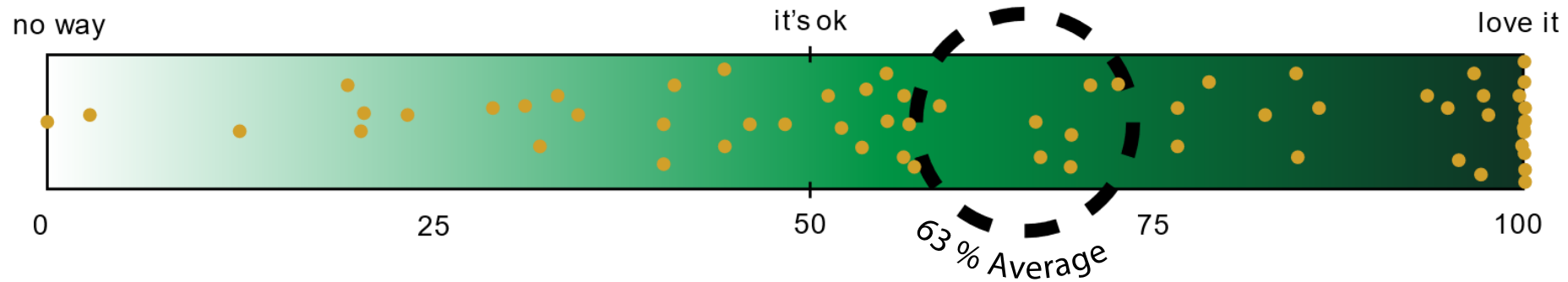
image j



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image k



Online Community Engagement Opportunity- New Public Open Space Themes/ Results

List any features or activities that you would like to see in this park.

1. **Shade**
 - Supportive of spaces with shade to be able to enjoy the open space for a longer period.
 - Supportive of a vegetated green space as opposed to just simply a grass lawn/ turf as there are plenty of those though out the area.
 - Supportive of adjustable shade features.
2. **Natural**
 - Supportive of keeping the park natural with native local plants species.
 - Concern about tearing down existing trees. The park should not be overly manicured like the parks in Del Ray. Purely grass parks with playgrounds will not do.
 - Supportive of having an open space that leans towards the unmanicured side.
3. **Amenities**
 - Supportive of games like a game table, corn hole, or bocce courts that would attract people of all ages from young children, teenagers to adults and allow the community to stay a bit in the park.
 - Supportive of string lighting to enjoy the park later in the evening.
 - Supportive of water features, a sculpture garden, and benches so that one can meander through and enjoy the park.
 - Supportive of space dedicated to pop up events or artisans.
 - Supportive of an area where one can bring their dog off leash.
4. **Accessibility**
 - Accessibility for patrons and compliance with ADA laws and requirements. Crosswalks clearly marked, audible crosswalk signals, wide pathways, marked and easy-to-use curb cuts.
 - Supportive of having stone/ gravel paths so that cyclists are not tearing through the park.
 - Supportive of natural paths with different perspectives to walk, scooter or bike on.

Online Community Engagement Opportunity- New Public Open Space Themes/ Results

Is there anything else you would like to tell us about this future park?

4.

Accessibility (*continued*)

- Supportive of the park being accessible to everyone. The park should be easy and built for people to go through between other destinations like between Del Ray and Route 1.

5.

Sustainability

- Ensure that the park uses sustainable practices like native local plant species and environmental conscientious signage.
- Supportive of using natural materials within the park like the benches to pathways.
- Ensure that the future development is meeting sustainably goals set by the City's Environmental Action Plan
- Ensure that this open space is accessible and in compliance with ADA required laws. Deter driving and incentivize walking and cycling to the park. Limit car parking spaces to handicapped only and have bike share locations and bike racks to lock personal bikes.

Park Planning Process

July 9, 2020	Online Survey Posted
July 9 -23, 2020	Public Comment Period; and Signs posted in the Mount Jefferson
July 24 – 31, 2020	City will compile and post survey results, convey design guidance to Stonebridge
Tuesday, August 4, 2020	Community Meeting #4 Provide update on plan process, traffic analysis, park survey results – park planning process
August 1 – 31, 2020	Applicant team develop 2 design concepts for public consideration
September 8 -23, 2020	Open Space Concept Meeting Applicants host a community engagement opportunity (live event or pre-recorded presentation). Feedback will be captured through survey. City will release survey, post link on Oakville page, issue eNews, and post signs in MJ park
September 23 - 30, 2020	City will consolidate community feedback, develop design guidance, and transfer information to Applicants
October 1-15, 2020	Applicants will synthesize feedback into one park design
October/November	Park and Recreation Commission Applicants will present proposed final park design. PRC endorsements

Traffic Study Findings

Oakville Project Update
August 4th, 2020

- Proposed plan is forecasted to result in less traffic than the previously approved plan
- Approximately 200 fewer trips during each peak period
- Approximately 3,600 fewer trips daily
- Proposed plan will generally result in less delay and queuing than the approved plan during both AM and PM peak hours.
- The circulation of vehicular and pedestrian traffic to and from the site would be greatly enhanced by a signalized full movement median break with crosswalk at Fannon Street. A new signal can be added to the coordinated signal system with minimal additional delays to Route 1 or BRT operations
- The intersections of US 1 with Reed and Glebe have and will continue to have significant delays, even without the traffic generated by the Oakville development.

Oakville Preliminary Schedule

Oakville Project Update
August 4th, 2020

- Development Special Use Permit (DSUP) Plan Filings with City
 - 2nd Quarter 2020
- Block C Design Community Event
 - September 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
 - December 2020
- Development Special Use Permit (DSUP) Hearings
 - 1st Quarter 2021
- Construction Commencement
 - 2nd Quarter 2021
- Phased Opening of Project
 - 3rd & 4th Quarter 2023

Community Meeting Process

Oakville Project Update
August 4th, 2020

- Stonebridge/Inova Overview Presentation
- Question and Answer Period
 - Please submit questions via the “Q&A” feature
- City requests feedback via the online feedback portal through August 18th
- Questions and Community Feedback
 - Richard Lawrence, Jr. AICP
 - Richard.Lawrence@alexandriava.gov
 - (703) – 746 – 3849